



100 CUMMINGS CENTER, SUITE 303C  
BEVERLY, MASSACHUSETTS 01915

978.921.2670 | WWW.DGANDL.COM  
HRS: MON-FRI 9 AM-4 PM

September 9, 2022

VIA CERTIFICATE OF MAILING  
AND REGULAR MAIL

Lars E Schultz-Nielsen  
49 Clossen Street  
Randolph, ME 04346

Certified Article Number

9414 7266 9904 2200 4543 74

SENDER'S RECORD

Lars E Schultz-Nielsen  
14 Middle Street  
Randolph, ME 04346

Certified Article Number

9414 7266 9904 2200 4543 67

SENDER'S RECORD

Melissa J. Schultz-Nielsen  
14 Middle Street  
Randolph, ME 04346

Certified Article Number

9414 7266 9904 2200 4543 50

SENDER'S RECORD

Melissa J. Schultz-Nielsen  
49 Clossen Street  
Randolph, ME 04346

Certified Article Number

9414 7266 9904 2200 4543 43

SENDER'S RECORD

**NOTICE OF MORTGAGOR'S RIGHT TO CURE**

**THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED  
WILL BE USED FOR THAT PURPOSE.**

Re: Property Address: 14 Middle Street, Randolph, ME 04346  
Loan Number:  
Payment Due Date: February 1, 2014

Dear Mortgagor:

This letter is being sent by Doonan, Graves & Longoria, LLC, as Attorney in Fact and agent for the Servicer and Mortgagee. Doonan, Graves & Longoria, LLC is authorized to send this notice by and on behalf of the Servicer, Nationstar Mortgage LLC d/b/a Mr. Cooper, the Mortgagee, Federal National Mortgage Association and the Owner/Investor, Federal National Mortgage Association pursuant to the terms of the subject Note, Mortgage and Title 14, Sec. 6111.

Your loan is in default for failure to make payments of principal and interest when due. This



delinquency represents a breach of your Note and Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for North American Mortgage Company its successors and assigns (if MERs) dated September 20, 2001 and recorded in the Kennebec County Registry of Deeds in Book 6638, Page 183. This firm is relying on information provided by the Servicer. **If you are in Bankruptcy or received a Bankruptcy discharge of this debt, this letter is not an attempt to collect the debt, but notice of possible enforcement of our lien against the collateral property. Additionally, if you did not sign the Note, you have no personal liability for this debt and this is only notice of possible enforcement of our lien against the collateral property.**

An itemization of all past due amounts, including, but not limited to, reasonable interest and late charges, attorney's fees and other reasonable fees and costs, causing the loan to be in default is as follows:

104 Payments of Principal & Interest \$45,975.28

Escrow (Taxes & Insurance) \$25,003.67

**TOTAL TO CURE DEFAULT: \$70,978.95**

A portion of the amount due is reasonable interest in the amount of \$43,628.65.

**The total amount due does not include any amounts that become due after the date of the notice.**

You have the right to cure the default within **35 days of receipt** of this notice by sending payment in the amount of \$70,978.95 in the form of certified and/or cashier's check(s) and/or money order(s) in full to: **Nationstar Mortgage LLC d/b/a Mr. Cooper, Payment Processing, 8950 Cypress Waters Boulevard, Coppell, TX 75019. Please include the loan number, borrower's name and property address on your check.** If the default is not cured within this time-frame, the mortgagee may exercise its right to accelerate payment of this loan. Failure to cure this default may result in the sale of the property secured by this mortgage at a foreclosure sale. To reach a person with authority to modify a mortgage loan, please contact Nationstar Mortgage LLC d/b/a Mr. Cooper at 888-480-2432 to discuss your loan.

Pursuant to Title 14, Section 6111 of M.R.S.A., you have the right to cure the default by full payment of all amounts that are due without acceleration, including reasonable interest and late charges specified in the mortgage or note as well as reasonable attorney's fees. If you meet the conditions above, you will have the right to have the mortgagee's enforcement of this Security Instrument discontinued and to have the Note and the Security Agreement remain fully effective as if immediate payment in full had never been required. You have the right in any lawsuit for foreclosure and sale to argue that you did keep your promises and agreements under the Note and under the Security Instrument, and to present any other defenses that you may have.

You may have options available other than foreclosure. You may discuss available options with the mortgagee, which is Federal National Mortgage Association, the mortgage servicer, which is Nationstar Mortgage LLC d/b/a Mr. Cooper or a counselor approved by the United States Department of Housing and Urban Development. You are encouraged to explore available options

prior to the end of the right-to-cure period.

As defined under Maine Law, Federal National Mortgage Association is the Owner/Investor in the note and mortgage, which is the subject of this letter.

Where mediation is available under 14 M.R.S.A. section 6321-A, you may request mediation to explore options for avoiding foreclosure judgment.

A list of all counseling agencies approved by the United States Department of Housing and Urban Development operating to assist mortgagors in the State to avoid foreclosure is attached. The attached list is integrated as if set forth in full. You may also review this list by visiting the following website:

<http://www.hud.gov/offices/hsg/sfh/hcc/hcs.cfm?webListAction=search&searchstate=me>

To reach people having authority to modify your mortgage loan, please contact Nationstar Mortgage LLC d/b/a Mr. Cooper at the address below in order to resolve all matters relating to this mortgage and any foreclosure proceedings thereunder and to discuss options other than foreclosure.

Nationstar Mortgage LLC d/b/a Mr. Cooper  
Loss Mitigation Department/Loan Resolution  
8950 Cypress Waters Boulevard  
Coppell, TX 75019  
888-480-2432

#### **NOTICE OF IMPORTANT RIGHTS**

Pursuant to the Federal Fair Debt Collection Practices Act (15 USCS Sec. 1692), a consumer debtor is required to be sent the following notice: (1) unless the consumer, within thirty days after receipt of this notice, disputes the validity of the debt or any portion thereof, the debt will be assumed to be valid by the debt collector; (2) if the consumer notifies the debt collector in writing with the thirty-day period that the debt, or any portion thereof, is disputed, the debt collector will obtain verification of the debt or a copy of a judgment against the consumer and copy of such verification or judgment will be mailed to the consumer by the debt collector; and (3) upon the consumer's written request within the thirty-day period, the debt collector will provide the consumer with the name and address of the original creditor, if different from the current creditor. The law firm of Doonan, Graves & Longoria, LLC is acting as the debt collector, pursuant to the Federal Fair Debt Collection Practices Act. Any information will be used for that purpose. The Federal Trade Commission has ruled that the Federal Fair Debt Collection does not preclude the institution of legal action prior to the expiration of the thirty day period. If you are in bankruptcy or received a bankruptcy discharge of this debt, this communication is not an attempt to collect the debt against you personally, but is notice of a possible enforcement of the lien against the collateral property.

Very truly yours,  
Nationstar Mortgage LLC d/b/a Mr. Cooper  
Federal National Mortgage Association  
by its attorney



---

Reneau J. Longoria, Esq.

MNK

cc: Client

Bureau of Consumer Credit Protection

Attachment: HUD Approved Housing Counseling Agencies

53617

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9/6/22, 12:31 PM

[https://apps.hud.gov/offices/hsg/sfh/hcc/hcs\\_print.cfm?webListAction=search&searchstate=ME](https://apps.hud.gov/offices/hsg/sfh/hcc/hcs_print.cfm?webListAction=search&searchstate=ME)

This listing is current as of 09/05/2022.

## Aencies located in MAINE

**Agency Name:** PENQUIS COMMUNITY ACTION PROGRAM  
**Phone:** 207-973-3500

**Toll Free:****Fax:****Email:** N/A**Address:** 262 Harlow St

Bangor, Maine 04401-4952

**Counseling Services:** - Financial, Budgeting, and Credit Workshops

- Mortgage Delinquency and Default Resolution Counseling
- Pre-purchase Counseling
- Pre-purchase Homebuyer Education Workshops

**Languages:** - English**Affiliation:** NEIGHBORHOOD REINVESTMENT CORP, DBA NEIGHBORWORKS AMERICA**Website:** <http://www.penquis.org>**Agency ID:** 81649

**Agency Name:** COASTAL ENTERPRISES, INCORPORATED

**Phone:** 207-504-5900**Toll Free:** 877-340-2649**Fax:****Email:** jason.thomas@ceimaine.org**Address:** 30 Federal Street

Suite 100

BRUNSWICK, Maine 04011-1510

**Counseling Services:** - Fair Housing Pre-Purchase Education Workshops

- Financial Management/Budget Counseling
- Home Improvement and Rehabilitation Counseling
- Mortgage Delinquency and Default Resolution Counseling
- Non-Delinquency Post Purchase Workshops
- Pre-purchase Counseling
- Pre-purchase Homebuyer Education Workshops
- Predatory Lending Education Workshops
- Rental Housing Counseling
- Reverse Mortgage Counseling
- Services for Homeless Counseling

**Languages:** - English**- Spanish****Affiliation:** CITIZENS' HOUSING AND PLANNING ASSOCIATION, INC.**Website:** <http://www.ceimaine.org>**Agency ID:** 80985

**Agency Name:** FOUR DIRECTIONS DEVELOPMENT CORPORATION

**Phone:** 207-866-6545**Toll Free:****Fax:****Email:** N/A**Address:** 20 Godfrey Dr

Orono, Maine 04473-3610

**Counseling Services:** - Financial Management/Budget Counseling

- Financial, Budgeting, and Credit Workshops
- Home Improvement and Rehabilitation Counseling
- Non-Delinquency Post Purchase Workshops
- Pre-purchase Counseling
- Pre-purchase Homebuyer Education Workshops

**Languages:** - English**Affiliation:** OWEESTA CORPORATION**Website:** <http://www.fourdirectionsmaine.org>**Agency ID:** 83879

**Agency Name:** AVESTA HOUSING DEVELOPMENT CORPORATION

**Phone:** 207-553-7780-3347**Toll Free:** 800-339-6516**Fax:** 207-553-7778**Email:** ndigeronimo@avestahousing.org**Address:** 307 Cumberland Avenue

PORTLAND, Maine 04101-4920

**Counseling Services:** - Financial Management/Budget Counseling

- Home Improvement and Rehabilitation Counseling
- Mortgage Delinquency and Default Resolution Counseling
- Non-Delinquency Post Purchase Workshops
- Pre-purchase Counseling
- Pre-purchase Homebuyer Education Workshops
- Rental Housing Counseling
- Rental Housing Workshops

**Languages:** - English**Affiliation:** CITIZENS' HOUSING AND PLANNING ASSOCIATION, INC.**Website:** [www.avestahousing.org](http://www.avestahousing.org)**Agency ID:** 81144

**Agency Name:** AROOSTOOK COUNTY ACTION PROGRAM, INC.

**Phone:** 207-764-3721**Toll Free:****Fax:**

9/6/22, 12:31 PM

[https://apps.hud.gov/offices/hsg/sth/hcc/hcs\\_print.cfm?webListAction=search&searchstate=ME](https://apps.hud.gov/offices/hsg/sth/hcc/hcs_print.cfm?webListAction=search&searchstate=ME)

**Email:** N/A  
**Address:** 771 Main St  
 Presque Isle, Maine 04769-2201  
**Counseling Services:** - Mortgage Delinquency and Default Resolution Counseling  
 - Pre-purchase Counseling  
 - Pre-purchase Homebuyer Education Workshops  
**Languages:** - English  
**Affiliation:** MAINE STATE HOUSING AUTHORITY  
**Website:** <http://www.acap-me.org>  
**Agency ID:** 83641

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**Agency Name:** YORK COUNTY COMMUNITY ACTION AGENCY  
**Phone:** 207-324-5762  
**Toll Free:**  
**Fax:** 207-490-5026  
**Email:** [meaghan.schaeffer@yccac.org](mailto:meaghan.schaeffer@yccac.org)  
**Address:** 6 Spruce Street  
 SANFORD, Maine 04073-2917  
**Counseling Services:** - Fair Housing Pre-Purchase Education Workshops  
 - Financial Management/Budget Counseling  
 - Home Improvement and Rehabilitation Counseling  
 - Mortgage Delinquency and Default Resolution Counseling  
 - Non-Delinquency Post Purchase Workshops  
 - Pre-purchase Counseling  
 - Pre-purchase Homebuyer Education Workshops  
 - Predatory Lending Education Workshops  
 - Rental Housing Counseling  
 - Services for Homeless Counseling  
**Languages:** - English  
**Affiliation:** CITIZENS' HOUSING AND PLANNING ASSOCIATION, INC.  
**Website:** <http://www.yccac.org>  
**Agency ID:** 81150

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**Agency Name:** COMMUNITY CONCEPTS, INC. ALSO DBA HOMEQUESTMAINE  
**Phone:** 207-233-6119  
**Toll Free:** 800-866-5580  
**Fax:** 207-795-4069  
**Email:** [homequest@community-concepts.org](mailto:homequest@community-concepts.org)  
**Address:** 17 Market Sq  
 South Paris, Maine 04281-1533  
**Counseling Services:** - Fair Housing Pre-Purchase Education Workshops  
 - Financial Management/Budget Counseling  
 - Mortgage Delinquency and Default Resolution Counseling  
 - Pre-purchase Counseling  
 - Pre-purchase Homebuyer Education Workshops  
 - Rental Housing Counseling  
**Languages:** - English  
**Affiliation:** CITIZENS' HOUSING AND PLANNING ASSOCIATION, INC.  
**Website:** <https://www.ccimaine.org/>  
**Agency ID:** 81580

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**Agency Name:** KENNEBEC VALLEY COMMUNITY ACTION PROGRAM  
**Phone:** 207-859-1500  
**Toll Free:** 800-542-8227  
**Fax:**  
**Email:** [housing@kvcap.org](mailto:housing@kvcap.org)  
**Address:** 101 Water St  
 Waterville, Maine 04901-6339  
**Counseling Services:** - Financial Management/Budget Counseling  
 - Mortgage Delinquency and Default Resolution Counseling  
 - Pre-purchase Counseling  
 - Pre-purchase Homebuyer Education Workshops  
**Languages:** - English  
**Affiliation:** NEIGHBORHOOD REINVESTMENT CORP. DBA NEIGHBORWORKS AMERICA  
**Website:** <http://www.kvcap.org>  
**Agency ID:** 81685

---

**WALZ**WALZ  
CERTIFIED  
MAILER®

FORM #45663 VERSION: E0921

**U.S. Postal Service®  
CERTIFIED MAIL® RECEIPT**  
*Domestic Mail Only*

## USPS® ARTICLE NUMBER

9414 7266 9904 2200 4543 74

Label #1

	USPS® ARTICLE NUMBER
Certified Mail Fee	\$ 8.00
Return Receipt (Hardcopy)	\$
Return Receipt (Electronic)	\$
Certified Mail Restricted Delivery \$	
Postage	\$ 0.81
Total Postage and Fees	\$ 8.81

Postmark  
Here

## Sent to:

Lars E Schultz-Nielsen  
49 Closson Street  
Randolph, ME 04346

TEAR ALONG THIS LINE →

Label #3

HC/MNK  
Melissa J. Schultz-Nielsen  
53617

## Reference Information

Label #2

A FOLD AND TEAR THIS WAY → OPTIONAL

Label #5 (OPTIONAL)

PS Form 3800, Facsimile, July 2015

Label #7 - Certified Mail Article Number

**WALZ**  
CERTIFIED  
MAILER®

FORM #45663 VERSION: E0921

**U.S. Postal Service®  
CERTIFIED MAIL® RECEIPT**  
*Domestic Mail Only*

USPS® ARTICLE NUMBER

9414 7266 9904 2200 4543 67

Label #1

Certified Mail Fee

\$ 8.00

Return Receipt (Hardcopy)

\$

Return Receipt (Electronic)

\$

Certified Mail Restricted Delivery \$

\$

Postage

\$ 0.81

Total Postage and Fees

\$ 8.81

TEAR ALONG THIS LINE →

Postmark  
Here

Label #2

Sent to:

Lars E Schultz-Nielsen  
14 Middle Street  
Randolph, ME 04346

Label #3

Reference Information

HC/MNK

Melissa J. Schultz-Nielsen  
53617

A FOLD AND TEAR THIS WAY → OPTIONAL

B Label #5 (OPTIONAL)

PS Form 3800, Facsimile, July 2015

Label #7 - Certified Mail Article Number

**U.S. Postal Service®**

**CERTIFIED MAIL® RECEIPT**

Domestic Mail Only

FORM #45663 VERSION: E0921

**WALZ**

FROM  
CERTIFIED  
MAILER®

USPS ARTICLE NUMBER

9414 7266 9904 2200 4543 50

Label #1

	USPS ARTICLE NUMBER
Certified Mail Fee	\$ 8.00
Return Receipt (Hardcopy)	\$
Return Receipt (Electronic)	\$
Certified Mail Restricted Delivery \$	
Postage	\$ 0.81
Total Postage and Fees	\$ 8.81

Postmark  
Here

Label #2

Sent to:  
  
Melissa J. Schultz-Nielsen  
14 Middle Street  
Randolph, ME 04346

Label #3

Reference Information

HC/MNK  
Melissa J. Schultz-Nielsen  
53617

TEAR ALONG THIS LINE →

A FOLD AND TEAR THIS WAY → OPTIONAL  
B Label #5 (OPTIONAL)

PS Form 3800 Facsimile, July 2015

Label #7 - Certified Mail Article Number

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**CERTIFIED MAIL® RECEIPT**  
*Domestic Mail Only*

FORM #45663 VERSION E0921

**WALZ**FROM  
**CERTIFIED  
 MAILER®**

USPS® ARTICLE NUMBER

9414 7266 9904 2200 4543 43

Label #1

Certified Mail Fee

\$ 8.00

Return Receipt (Hardcopy)

\$

Return Receipt (Electronic)

\$

Certified Mail Restricted Delivery \$

\$

Postage \$ 0.81

\$

Total Postage and Fees \$ 8.81

\$

Sent to:

Melissa J. Schultz-Nielsen  
 49 Closson Street  
 Randolph, ME 04346

Label #3

Reference Information

HC/MNK

Melissa J. Schultz-Nielsen  
 53617

A FOLD AND TEAR THIS WAY → OPTIONAL

B Label #5 (OPTIONAL)

PS Form 3800, Facsimile, July 2015

Label #7 - Certified Mail Article Number


**Certificate Of  
Mailing**

 To pay fee, affix stamps or  
meter postage here.

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing.  
This form may be used for domestic and international mail.

**From:** Dooman, Graves & Longoria, LLC  
100 Cummings Center, Suite 303C  
Beverly, MA 01915



Postmark Here

**To:** Melissa J. Schultz-Nielsen  
 49 Clossen Street  
 Randolph, ME 04346

---

 PS Form **3817**, April 2007 PSN 7530-02-000-9065

**Certificate Of  
Mailing**

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**From:** Dooman, Graves & Longoria, LLC  
100 Cummings Center, Suite 303C  
Beverly, MA 01915



Postmark Here

**To:** Melissa J. Schultz-Nielsen  
 14 Middle Street  
 Randolph, ME 04346

---

 PS Form **3817**, April 2007 PSN 7530-02-000-9065

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**From:** Dooman, Graves & Longoria, LLC  
100 Cummings Center, Suite 303C  
Beverly, MA 01915



Postmark Here

**To:** Lars E Schultz-Nielsen  
 49 Clossen Street  
 Randolph, ME 04346

---

 PS Form **3817**, April 2007 PSN 7530-02-000-9065

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This form may be used for domestic and international mail.

**From:** Dooman, Graves & Longoria, LLC  
100 Cummings Center, Suite 303C  
Beverly, MA 01915



Postmark Here

**To:** Lars E Schultz-Nielsen



0000

U.S. POSTAGE PAID

BEVERLY, MA  
01915  
SEP 12, 22  
AMOUNT

**\$1.75**  
R2305K136607

-14



0000

U.S. POSTAGE PAID

BEVERLY, MA  
01915  
SEP 12, 22  
AMOUNT

**\$1.75**  
R2305K136607

-14



0000

U.S. POSTAGE PAID

BEVERLY, MA  
01915  
SEP 12, 22  
AMOUNT

**\$1.75**  
R2305K136607

-14



UNITED STATES

U.S. POSTAGE PAID

BEVERLY, MA  
01915  
SEP 12, 22  
AMOUNT



## Haley Carter

---

**From:** Nobody <nobody@informe.org>  
**Sent:** Wednesday, September 14, 2022 2:12 PM  
**To:** Haley Carter  
**Subject:** Pre-Foreclosure Reporting Form Submission

Your pre-foreclosure reporting form has been successfully submitted to the Bureau of Consumer Credit Protection. Here is a copy of your submission.

-----  
**Mortgage Information**  
-----

Company providing the notice:Doonan, Graves & Longoria, LLC Owner of the mortgage:Federal National Mortgage Association What term best describes the owner of the mortgage?:Non-bank mortgage company Filer's Email Address:hcarter@dgandl.com Contact information for persons having the authority to modify the mortgage to avoid foreclosure:Nationstar Mortgage LLC d/b/a Mr. Cooper Loss Mitigation Department/Loan Resolution 8950 Cypress Waters Boulevard Coppell, TX 75019 888-480-2432

-----  
**Consumer Information**  
-----

Consumer First name:Melissa  
Consumer Middle Initial/Middle Name: J  
Consumer Last name:Schultz-Nielsen  
Consumer Suffix:  
Property Address line 1:14 Middle Street Property Address line 2:  
Property Address line 3:  
Property Address City/Town:Randolph  
Property Address State:  
Property Address zip code:04346  
Property Address County:Kennebec

-----  
**Notification Details**  
-----

Date notice was mailed:9/12/2022  
Amount needed to cure the default:70,978.95 Consumer Address line 1:49 Clossen Street Consumer Address line 2:  
Consumer Address line 3:  
Consumer Address City/Town:Randolph  
Consumer Address State:ME  
Consumer Address zip code:04346  
CAUTION: This email originated from outside the organization. Do not click links or open attachments until you confirm that the sender is trusted, sent the message intentionally, and the content is safe. Recognizing the sender does not guarantee safety. If it seems odd, please contact support or the sender directly.

## Haley Carter

---

**From:** Nobody <nobody@informe.org>  
**Sent:** Wednesday, September 14, 2022 2:08 PM  
**To:** Haley Carter  
**Subject:** Pre-Foreclosure Reporting Form Submission

Your pre-foreclosure reporting form has been successfully submitted to the Bureau of Consumer Credit Protection. Here is a copy of your submission.

-----  
**Mortgage Information**  
-----

Company providing the notice:Doonan, Graves & Longoria, LLC Owner of the mortgage:Federal National Mortgage Association What term best describes the owner of the mortgage?:Non-bank mortgage company Filer's Email Address:hcartier@dgandl.com Contact information for persons having the authority to modify the mortgage to avoid foreclosure:Nationstar Mortgage LLC d/b/a Mr. Cooper Loss Mitigation Department/Loan Resolution 8950 Cypress Waters Boulevard Coppell, TX 75019 888-480-2432

-----  
**Consumer Information**  
-----

Consumer First name:Lars  
Consumer Middle Initial/Middle Name: E  
Consumer Last name:Schultz-Nielsen  
Consumer Suffix:  
Property Address line 1:14 Middle Street Property Address line 2:  
Property Address line 3:  
Property Address City/Town:Randolph  
Property Address State:  
Property Address zip code:04346  
Property Address County:Kennebec

-----  
**Notification Details**  
-----

Date notice was mailed:9/12/2022  
Amount needed to cure the default:70,978.95 Consumer Address line 1:49 Clossen Street Consumer Address line 2:  
Consumer Address line 3:  
Consumer Address City/Town:Randolph  
Consumer Address State:ME  
Consumer Address zip code:04346  
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## Haley Carter

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**From:** Nobody <nobody@informe.org>  
**Sent:** Wednesday, September 14, 2022 2:10 PM  
**To:** Haley Carter  
**Subject:** Pre-Foreclosure Reporting Form Submission

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**Mortgage Information**  
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Company providing the notice:Doonan, Graves & Longoria, LLC Owner of the mortgage:Federal National Mortgage Association What term best describes the owner of the mortgage?:Non-bank mortgage company Filer's Email Address:hcarter@dgandi.com Contact information for persons having the authority to modify the mortgage to avoid foreclosure:Nationstar Mortgage LLC d/b/a Mr. Cooper Loss Mitigation Department/Loan Resolution 8950 Cypress Waters Boulevard Coppell, TX 75019 888-480-2432

-----  
**Consumer Information**  
-----

Consumer First name:Lars  
Consumer Middle Initial/Middle Name: E  
Consumer Last name:Schultz-Nielsen  
Consumer Suffix:  
Property Address line 1:14 Middle Street Property Address line 2:  
Property Address line 3:  
Property Address City/Town:Ranolph  
Property Address State:  
Property Address zip code:04346  
Property Address County:Kennebec

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Date notice was mailed:9/12/2022  
Amount needed to cure the default:70,978.95 Consumer Address line 1:14 Middle Street Consumer Address line 2:  
Consumer Address line 3:  
Consumer Address City/Town:Randolph  
Consumer Address State:ME  
Consumer Address zip code:04346  
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## Haley Carter

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**Sent:** Wednesday, September 14, 2022 2:11 PM  
**To:** Haley Carter  
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### Mortgage Information

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Company providing the notice:Doonan, Graves & Longoria, LLC Owner of the mortgage:Federal National Mortgage Association What term best describes the owner of the mortgage?:Non-bank mortgage company Filer's Email Address:hcarter@dgandl.com Contact information for persons having the authority to modify the mortgage to avoid foreclosure:Nationstar Mortgage LLC d/b/a Mr. Cooper Loss Mitigation Department/Loan Resolution 8950 Cypress Waters Boulevard Coppell, TX 75019 888-480-2432

---

### Consumer Information

---

Consumer First name:Melissa  
Consumer Middle Initial/Middle Name: J  
Consumer Last name:Schultz-Nielsen  
Consumer Suffix:  
Property Address line 1:14 Middle Street Property Address line 2:  
Property Address line 3:  
Property Address City/Town:Randolph  
Property Address State:  
Property Address zip code:04346  
Property Address County:Kennebec

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### Notification Details

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CAUTION: This email originated from outside the organization. Do not click links or open attachments until you confirm that the sender is trusted, sent the message intentionally, and the content is safe. Recognizing the sender does not guarantee safety. If it seems odd, please contact support or the sender directly.



Doonan, Graves & Longo  
ATTORNEYS AT LAW | EXCELL

100 CUMMINGS CENTER, SUITE 300  
BEVERLY, MASSACHUSETTS



9414 7266 9904 2200 4543 74

Case 1:22-cv-00361-NT Document 1-12 Filed 11/16/22 Page 17 of 18 PageID #: 69



FIRST-CLASS

US POSTAGE

ZIP 01915  
02 7H  
0001338074

\$

Lars E Schultz-Nielsen  
49 Clossen Street  
Randolph, ME 04346

9/14

9/19  
9/29

NIXIE 015 DE 1 0010/04/

RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

UNC

BC: 01915611599

\*1221-01113-13-

043460156005



Doonan, Graves & Longo

ATTORNEYS AT LAW | EXCELLENCE

100 CUMMINGS CENTER, SUITE 300  
BEVERLY, MASSACHUSETTS 01915

CERTIFIED MAIL®



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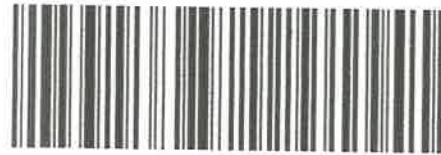
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